

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 28 June 2018 starting at 6.30pm  
Present: Councillor A Brown (Chairman)

Councillors:

|             |             |
|-------------|-------------|
| S Atkinson  | S Knox      |
| I Brown     | J Rogerson  |
| S Brunskill | R Sherras   |
| P Dowson    | R Swarbrick |
| M French    | D Taylor    |
| G Geldard   | N Walsh     |
| S Hind      |             |

In attendance: Director of Community Services, Head of Planning Services, Head of Legal and Democratic Services.

### 141 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor R Bennett.

### 142 MINUTES

The minutes of the meeting held on 24 May 2018 were approved as a correct record and signed by the Chairman.

A question was asked regarding CIL.

### 143 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no declarations of pecuniary and non-pecuniary interest.

### 144 PUBLIC PARTICIPATION

There was no public participation.

### 145 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2018/0300/P  
GRID REF: SD 370274 436468

#### DEVELOPMENT DESCRIPTION:

TWO-STOREY EXTENSION OF EXISTING OFFICE BUILDING AT THE CONFERENCE CENTRE OFFICES GLENEAGLES DRIVE BROCKHALL VILLAGE BB6 8AY

WITHDRAWN FROM AGENDA

2. APPLICATION REF: 3/2018/0368  
GRID REF: SD 370369 443568

DEVELOPMENT DESCRIPTION:

APPLICATION FOR THE VARIATION OF CONDITIONS 3 AND 4 FROM PLANNING PERMISSION 3/2016/0243 TO VARY THE HOURS OF OPERATION AND TO ALLOW 40 WEDDINGS PER YEAR AT THE OUT BARN, CLOUGH BOTTOMS.

APPROVED subject to the following conditions:

- 1, The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The permission shall relate to the development as shown on the following drawings:

BACK/01b Dwg 01  
BACK/01b Dwg 01

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. The D2 element of the mixed use hereby approved shall not exceed 40 weddings/events per calendar year. A register of all events shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request.

REASON: For the avoidance of doubt to ensure there is no ambiguity in the decision notice over what amount of development has been approved.

4. The mixed use venue hereby approved shall only operate between the hours of 08:00 – 22:00 Monday and Tuesday inclusive, and between 08:00 – 01:00 (the following morning) on Wednesday to Sunday inclusive.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

5. The development hereby approved shall be carried out in complete accordance with the mitigation measures detailed/recommended within Section 8 of the submitted Noise Impact Assessment reference 340HB.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

6. No training events (D1 use) and functions (D2 use) shall take place on the same day.

REASON: To reduce traffic conflict on the adjacent highways and in the interest of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

7. The internal one-way system approved under discharge of condition 3/2017/0367 shall be retained as approved and adhered to hereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: To reduce traffic conflict on the adjacent highways and in the interest of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

(Mr Backhouse spoke in favour of the above application.)

3. APPLICATION REF: 3/2017/0653  
GRID REF: SD 375227 443018

DEVELOPMENT DESCRIPTION:

ERECTION OF 30 DWELLINGS WITH ASSOCIATED ACCESS, LANDSCAPING AND OPEN SPACE. LAND AT CHATBURN ROAD, CLITHEROE BB7 2EQ

The Head of Planning Services reported upon further negotiations which had taken place which resulted in amendments to several conditions.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement and further work to be undertaken in respect of drainage matters , within 3 months from the date of this Committee meeting or delegated to the Director of Community Services in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

*Timings and Commencement*

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

- Location Plan - ref. 016/P/2
- Site Layout Plan - ref. 016/0/01A

- Affordable Housing Layout - ref. 016/0/03
- Ennerdale House Type - ref. 016/ENN/P01 & P02A
- Bowfell House Type - ref. 016/BOW/P01 & P02A
- Bowfell Plot 30 House Type - ref. 016/BOW/P02-P30A
- Grizedale House Type - ref. 016/GRIZ/P01 & P02A
- Grizedale House Plots 1 and 2 House Type - ref. 016/GRIZ/P02-P1-P2A
- Grasmere House Type - ref. 016/GRA/P01 & P02A
- Lowther House Type - ref. 016/LOW/P01A
- Rothay House Type - ref. 016/ROTH/P01 & P02A
- Kirkstone House Type - ref. 016/KIRK/P01 and P02A
- Thirlmere House Type - ref. 016/THIRL/P01 & P02A
- Thirlmere Plot 28 House Type - ref. 016/THIRL/P02-P28A
- Wasdale House Type - ref. 016/WAS/P01 & P02A
- Wasdale Plot 26 House Type - ref. 016/WAS/P02-P29A
- Site Sections and Street Scenes - ref.016/02/01A
- Materials Plan - ref. 016/MF/01A
- Materials Specification - ref. 016/RevB
- Fencing Layout - ref. 016/F/01C
- Fencing Details - ref. SD-FT-01
- Fencing Details - ref. SD-FT-02
- Wall and Fencing Details - ref. SD-SW-03
- Landscaping Details - ref. C-981-04 Rev E
- Landscaping Details - ref. C-981-05 Rev E
- Tree Removal and Protection Plan - ref. c-981-06
- Site Access Arrangements - ref. J266/Access/Fig 1
- Road Layout General Arrangement - ref. 18376/100B
- Road Contour Layout - ref. 18376/101B
- Road Long Sections - ref. 18376/720
- Road Standard Details - ref. 18376-730
- Drainage Layout General Arrangement - ref. 18376/500B
- Drainage Details - ref. 18376-530 and 18376-531
- Drainage Long Sections - ref. 18376/510
- Footbridge Detail - ref. 016/P/03
- Construction Phase Management Plan - ref. 016//01 Rev B
- Phasing Plan - ref. 016/0/02

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

#### *Matters of Design*

3. Precise specifications or samples of all external surfaces, including surfacing materials including details of the glazing and windows/door framing of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

### *Landscape and Ecology*

4. The landscaping proposals hereby approved shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, whether in whole or part and the landscaping within the control of the management company shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

5. The development hereby permitted and delivery of the proposed public open space shall be carried out in accordance with the Phasing Plan ref. 016/0/02 received on 21 June 2018, unless any variation to this is otherwise previously agreed in writing by the Local Planning Authority.

REASON: To ensure the proposed landscaping/public open space is provided on a phased basis to ensure that adequate usable public open space is provided for residents of the development in accordance Policy DMG1 of the Ribble Valley Core Strategy.

6. No development shall commence including any site preparation, demolition, scrub/ hedgerow clearance or tree works until the measures to protect the trees and hedgerow identified in the approved Tree Survey Report and shown on the Tree Removal and Protection Plan Drwg. c-981-06 have been carried out in accordance with BS5837 (2012): 'Trees in Relation to Construction'. Such fencing shall be erected in its entirety prior to any other operations taking place on the site. This fencing should not be breached or removed during development. Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials unless expressly agreed by the Local Planning Authority.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

### *Drainage and Flooding*

7. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Thomas Consulting (ref. P4558 Rev 2 20/05/15) and the approved supplementary FRA by CTC Consulting (ref. 2016-C-116) and the mitigation measures detailed within them. No development should take place in Flood Zone 3 or Flood Zone 2. All development should be restricted to Flood Zone 1. The mitigation measures shall be fully implemented prior to occupation and

subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To ensure the proposed development and future occupants are not at an unacceptable risk of flooding in accordance with Policy DME6 of the Ribble Valley Core Strategy.

8. Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy DME6 of the Ribble Valley Core Strategy.

9. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage scheme of February 2018 by CTC Infrastructure Limited and construction phase management plan ref. 016/CMS/01 Rev B dated May 2017. The scheme shall be fully implemented prior to occupation and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority in consultation with the lead local flood authority. The scheme shall thereafter be managed and maintained in accordance with the approved surface water management and maintenance plan of June 2018 by Redford Consulting Engineers Limited.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG and to ensure the development is in accordance with Policy DME6 of the Ribble Valley Core Strategy.

#### *Highways*

10. No dwelling shall be occupied until the site access and estate road has been constructed to at least base course level in accordance with the approved details.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway works in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

11. Prior to occupation of the first dwelling a scheme showing provision of electrical power supply facilities for electrical motor vehicles shall be submitted to and approved by the LPA.

REASON: To ensure that provision is made for electrical powered cars and to support sustainable travel in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

#### *Further Control over Development*

12. The development hereby permitted shall be carried out in accordance with the Construction Management Plan received on 20<sup>th</sup> June 2018, unless any

variation to this is otherwise previously agreed in writing by the Local Planning Authority.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

(Mr Greenwood spoke in favour of the above application.)

4. APPLICATION REF: 3/2018/0019  
GRID REF: SD 374856 434434

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF AGRICULTURAL LAND TO D2 (ASSEMBLY AND LEISURE); CONSTRUCTION OF A NEW SPORTS CHANGING ROOM FACILITY INCLUDING SHOWERS, CHANGING ROOMS AND ASSOCIATED CAR PARKING WITH NEW INCLUSIVE ACCESS ROAD AND DEVELOPMENT OF THE SURROUNDING FIELDS TO FORM THREE FULL SIZE FOOTBALL PITCHES AND TWO UNDERSIZED TRAINING PITCHES AT LAND OFF WHALLEY ROAD, READ

The Head of Planning Services reported that the lead flood authority had removed part of their objections.

DEFERRED and DELEGATED to the Director of Community Services for approval subject to no objection being received from the LLFA, within 3 months from the date of this Committee meeting or delegated to the Director of Community Services in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

*Time Limit*

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

*Plans*

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

16.136 001  
16.136 002 Rev M (amended plan received 14/05/18)  
16.136 005 Rev D  
16.136 006 Rev D (amended plan received 25/04/18)  
16.136 008 Rev A (amended plan received 25/04/18)

16.136 009 Rev A (amended plan received 16/05/18)  
16.136 010 Rev A (amended plan received 16/05/18)

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

#### *Materials*

3. Notwithstanding the submitted details and the requirements of condition 2 of this approval, precise specifications or samples of all materials to be used on the external surfaces of the building hereby approved, including details of their colour and texture, shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

#### *Use*

4. The training facilities and associated building hereby approved shall only be used between the hours of 08:00-17:00 on any day.

REASON: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

5. The training facilities and associated building hereby approved shall solely be for the use of Accrington Stanley Football Club and shall not be used as a community facility or for public use.

REASON: For the avoidance of doubt and to safeguard residential amenity and highway amenity and to comply with policy DMG1 of the Ribble Valley Core Strategy.

6. No external lighting shall be installed on the changing room building hereby approved, or elsewhere on the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be first submitted to and approved in writing by the Local Planning Authority prior to its installation and shall include details of how any external lighting shall be effectively screened from the view of drivers on the adjoining public highway. The approved details shall thereafter be fully implemented.

REASON: In order to ensure a satisfactory appearance in the interests of visual amenity, to prevent nuisance arising and to avoid glare, dazzle or distraction to passing motorists in accordance with Policy DMG1 and DMG3 of the Ribble Valley Core Strategy.

7. No new fencing, other than the stone wall and gates detailed on approved drawing 16.136 010 Rev A (amended plan received 16/05/18), shall be installed on the site without the prior written approval of the Local Planning Authority. Details of any new fencing shall be first submitted to and approved in writing by the Local Planning Authority prior to its installation. The approved details shall thereafter be fully implemented.



REASON: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

*Landscape, Ecology and Trees*

8. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all the existing/retained trees and hedging shown on drawing 16.136 002 Rev M (amended plan received 14/05/18) shall have been enclosed with temporary protective fencing in accordance with BS5837:2012 [Trees in Relation to Demolition, Design & Construction] which is to be inspected on site by the Local Planning Authority. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To ensure that existing trees are adequately protected during construction in the interests of the visual amenity of the area in accordance with Policy DME1 of the Ribble Valley Core Strategy.

9. Prior to the use hereby permitted becoming operative, a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the proper long-term management and maintenance of the landscaped areas in the interests of visual amenity and biodiversity enhancement, in accordance with Key Policy DMG1 and DME3 of the Ribble Valley Core Strategy.

10. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird breeding season (March - August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird breeding season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities and reduce or remove the impact of development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

11. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a detailed method

statement for the removal or long-term management/eradication of Himalayan Balsam on the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of Himalayan Balsam during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/ root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall thereafter proceed in strict accordance with the duly approved method statement.

REASON: Himalayan Balsam is an invasive plants, the spread of which is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment.

12. The landscaping scheme shown on approved drawing 16.136 002 Rev M (amended plan received 14/05/18) and as detailed within the document titled "Landscape Context and Landscape Planting proposals" shall be implemented within the first planting season of the development being brought into use. The areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: To ensure the proposed landscaped areas are provided in accordance with Policy DME1 of the Ribble Valley Core Strategy.

13. No development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall be submitted on a building dependent bird/bat species site plan and include details the numbers of artificial bird nesting boxes and artificial bat roosting to be positioned on the building and within retained trees. The details shall also identify the actual wall, roof elevations and trees into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the building and trees and be made available for use before the use hereby permitted becomes operative and thereafter retained. The development shall be carried out in strict accordance with the approved details.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and protected species in accordance with Section 9 of the NPPF, and Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

14. The development hereby approved shall be carried out in complete accordance with the recommendations and mitigation measures detailed within sections 5.1 – 5.15 of the submitted Ecological Appraisal prepared by Bowland Ecology (June 2018).

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development in accordance with Policies DMG1 and EN4 of the Ribble Valley Core Strategy.

15. Prior to the commencement of any development, including site clearance or preparation works associated with this permission, a Method Statement detailing pollution prevention measures to be adopted throughout the construction process to ensure watercourses and waterbodies on and adjacent to the site are adequately protected shall have been submitted to and approved in writing by the Local Planning Authority. The duly approved Method Statement shall be adhered to throughout the construction period.

REASON: In the interests of biodiversity and to prevent pollution in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

#### *Highways*

16. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place details of the proposed surface treatment of all hard surfaced areas shall have been submitted for the written approval of the Local Planning Authority. The approved access and car parking areas shall be provided prior to the use hereby permitted becoming operative in accordance with the approved details and shall be permanently maintained thereafter clear of any obstruction to their designated purpose.

REASON: In order to achieve a satisfactory level of landscaping and provision of adequate off-road parking facilities for the dwellinghouse in the interests of visual amenity and highway safety in accordance with the requirements of Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

17. Ten percent (10%) of the proposed parking spaces shall have facility of an electrical supply suitable for charging an electric motor vehicle.

REASON: To ensure that provision is made for electric powered cars and to support sustainable methods of travel in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

18. Prior to work commencing on site a construction management plan shall be submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period and shall detail how deliveries during construction will be managed and where workers on the site will park during construction.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway during the construction phase of the development in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road/access from the continuation of the nearer edge of the carriageway of Whalley Road to points measured 120m in each direction along the nearer edge of the carriageway of Whalley Road, from the centre line of the access.

REASON: To ensure adequate visibility at the street junction or site access in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

20. The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads (concurrent with the formation of the new access).

REASON: To limit the number of access points to, and to maintain the proper construction of the highway and remove the likelihood of its use as an informal lay-by in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

21. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

22. No part of the development hereby approved shall be brought into use occupied until the approved scheme referred to in Conditions 19 and 20 has been constructed and completed in accordance with the scheme details.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

23. Prior to the first use of the development hereby permitted, a Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The Business Travel Plan shall be implemented within the timescale set out in the approved plan and will be audited and updated at intervals not greater than 18 months to ensure that the approved Plan is carried out.

REASON: To promote and provide access to sustainable transport options in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

24. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

#### *Drainage*

25. Foul and surface water shall be drained on separate systems.

REASON: In order to reduce the risk of flooding in accordance with Policy DME6 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

26. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed in accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy DME6 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

#### *Archaeology*

27. No development, site clearance/preparation or demolition shall commence until the applicant or their agent or successors in title has secure the implementation of a programme of archaeological work in accordance with a

written scheme of investigation, which shall be submitted to, and approved in writing by the Local Planning Authority. This scheme shall comprise an initial phase of site investigation, to include a desk-based and walk-over assessment, geophysical survey and trial trenching, followed by the production of a formal report. If significant remains are detected then a subsequent phase of mitigation works should be designed and agreed with the Local Planning Authority. These works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIFA). The development shall be carried out in accordance with these agreed details.

REASON: To ensure and safeguard the investigation of matters of archaeological or historical importance associated with the development in accordance with Policy DME4 of the Ribble Valley Core Strategy.

#### INFORMATIVES

- The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer.
- The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Environment Directorate, Cuerden Mill Depot, Cuerden Way, Cuerden, PR5 6BJ or email: [lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk)
- This consent does not give approval to a connection being made to the County Council's highway drainage system.
- An aqueduct runs through the proposed development site. UU need access for operating and maintaining this aqueduct and will not permit development over or in close proximity to the main. The applicant will need an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines'.
- There is a 33kV wood pole overhead line crossing the site, below which the site access road will pass. Adequate clearance will need to be maintained to this overhead line.
- There are also 33kV, 11kV cables running along the verge/footpath on Whalley Road, across which it is proposed to form the site entrance. Depending on the works required to form the entrance, these cables may need to be placed at increased depth.

- The applicant should also be advised that, should there be a requirement to divert the apparatus because of the proposed works, the cost of such a diversion would usually be borne by the applicant. The applicant should be aware of our requirements for access to inspect, maintain, adjust, repair, or alter any of our distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Our Electricity Services Desk (Tel No. 0800 195 4141) will advise on any issues regarding diversions or modifications.
- Government guidance contained within the National Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:
  1. Connection to the public sewer
  2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
  3. Septic tank
- Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, additional to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.
- Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.
- Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.
- A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.
- Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly desludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

- Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide to vary a permit.

(Mr Holt spoke in favour of the above application.)

(Mrs Helm spoke against the above application.)

146 SECTION 106 APPLICATIONS

| <u>Plan No</u> | <u>Location</u>                  | <u>Date to Committee</u> | <u>Time from First Going to Committee to Decision</u> | <u>Number of Dwellings</u> | <u>Progress</u> |
|----------------|----------------------------------|--------------------------|---|----------------------------|-----------------|
| 3/2017/0433    | Land at Henthorn Road, Clitheroe | 30/11/17                 | 27 weeks  | 24                         | Decision 6/6/18 |

147 APPLICATIONS WITHDRAWN

| <u>Plan No</u> | <u>Proposal</u>  | <u>Location</u>                        |
|----------------|--|--|
| 3/2018/0084    | Variation of condition 2 from 3/2010/1014 to allow amendments including change in floor levels and heights of buildings, amendment to fenestration and unified roof pitch (units 1-3 to march units 406) | Stubbins Lane Sabden                   |
| 3/2018/0138    | Erection of an agricultural building for free range egg production together with associated feed bins and hardstanding areas and access  | Standridge Wigglesworth road Slaidburn |
| 3/2018/0223    | Proposed first floor extension, ground floor glazed link, redevelopment of existing garage into a garden room and a replacement garage within the curtilage  | The Tythe Barn Station road Rimington  |

148 APPEALS UPDATE

| <u>Application No and reason for appeal</u> | <u>Date Received/ Appeal Start Date</u> | <u>Site Address</u>            | <u>Type of Appeal Procedure</u> | <u>Date of Inquiry/ Hearing if applicable</u> | <u>Progress</u>  |
|---|---|--------------------------------|---------------------------------|---|--|
| Enforcement                                 | 17/11/17                                | Demesne Farm Newsholme Gisburn | Hearing                         | 10/04/18                                      | Appeal Allowed 02/06/18<br>Costs Application Dismissed |
| 3/2017/0441 R                               | 19/01/18                                | 19 Woodfield Vw Whalley        | WR                              |   | Appeal Dismissed 21/05/18                              |



| <u>Application No and reason for appeal</u>    | <u>Date Received/ Appeal Start Date</u>                  | <u>Site Address</u>                                      | <u>Type of Appeal Procedure</u> | <u>Date of Inquiry/ Hearing if applicable</u> | <u>Progress</u>   |
|--|--|--|---------------------------------|---|---|
| 3/2016/1192<br>R                               | 16/11/17   | Hammond Ground<br>Whalley Road<br>Read                   | Inquiry<br>adjourned            | 09/10/18                                      | Bespoke timetable<br>Updated proofs of<br>inquiry to be<br>submitted by<br>11/09/2018 |
| 3/3016/1082<br>R                               | 30/11/2017   | 74 Higher Road<br>Longridge and land<br>to the rear      | WR                              | 17/04/18                                      | Appeal Allowed<br>22/05/18  |
| 3/2017/0675<br>R                               | 28/02/18   | 46 Higher Road<br>Longridge                              | WR                              |   | Awaiting Decision   |
| 3/2017/0593<br>R                               | 23/04/18   | Ivy Cottage<br>Chapel Lane<br>West Bradford              | HH                              |   | Awaiting Decision   |
| 3/2017/1139<br>Conditions<br>disputed          | Awaiting<br>start date<br>from PINS                      | Sands Cottage<br>The Sands<br>Whalley                    | WR (to be<br>confirmed)         |   |   |
| 3/2018/0009<br>R                               | 24/04/18   | Stables at<br>Stockbridge<br>Knowles Brow<br>Hurst Green | WR (to be<br>confirmed)         |   | Awaiting Decision   |
| 3/2017/1092<br>R                               | 27/03/18   | Greenhouse Barn<br>Commons Lane<br>Balderstone           | HH                              |   | Appeal Dismissed<br>18/05/18  |
| 3/2017/0857<br>R                               | Awaiting<br>start date<br>from PINS                      | Lowood<br>Whins Lane<br>Read                             | WR (to be<br>confirmed)         |   |   |
| 3/2018/0113<br>Conditions<br>not<br>discharged | Awaiting<br>start date<br>from PINS                      | 102 Lowergate<br>Clitheroe                               | WR (to be<br>confirmed)         |   |   |
| 3/2018/0153<br>R                               | 11/06/18   | 1 Highcliffe<br>Greaves<br>Grindleton                    | HH                              |   | Awaiting Decision   |
| 3/2018/0217<br>and<br>3/2018/0218<br>R         | Linked<br>appeals<br>awaiting<br>start date<br>from PINS | Eastham House<br>Farm<br>Clitheroe Road<br>Mitton        | WR (to be<br>confirmed)         |   |   |
| 3/2018/0079<br>R                               | Awaiting<br>start date<br>from PINS                      | New Ings Farm<br>Hellifield Road<br>Bolton by Bowland    | WR (to be<br>confirmed)         |   |   |
| 3/2017/0961<br>R (Variation<br>of S106 Ag)     | Awaiting<br>start date<br>from PINS                      | Land at<br>Chapel Hill<br>Longridge                      | Hearing<br>(to be<br>confirmed) |   |   |
| 3/2017/0962<br>R                               | Awaiting<br>start date<br>from PINS                      | Land off Sheepfold<br>Cres<br>Barrow                     | Hearing<br>(to be<br>confirmed) |   |   |

## APPEALS

- a) 3/2017/0741 – single storey conservatory extension to side at 13 Glen Avenue, Ribchester – appeal dismissed.
- b) 3/2017/1092 – first floor extension at Greenhouse Barn, Commons Lane, Balderstone – appeal dismissed.
- c) 3/2016/1082 – outline planning permission for residential development for up to 123 houses; demolition of an existing house (74 Higher Road) and formation of access to Higher Road – appeal allowed.
- d) 3/2017/0441 – certificate of lawful use of development is sought is described on the application form as ‘garden use of area originally agricultural grazing land’ at 19 Woodfield view, Whalley – appeal dismissed.
- e) enforcement – breach of planning control alleged in the notice is the material change of use of the land from a use for agricultural to a mixed use of land, comprising land used for agriculture and for the stationing of a static caravan on the land for residential use at Demesne Farm, Newsholme – appeal allowed.
- f) application for a partial award of costs in relation to Demesne Farm, Newsholme – refused.

The Chairman informed Committee that there would be a special meeting of Planning and Development Committee on Tuesday, 17 July 2018 and the Head of Legal and Democratic Services reminded Members that there would be a briefing on enforcement on Thursday, 5 July 2018.

The meeting closed at 7.00pm.

If you have any queries on these minutes please contact John Heap (414461).